



BRAC# 08-IV-5FS

2000  
BRAC

## NOMINATION FORM

TYPE OR PRINT RESPONSES IN BLACK INK

Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

## PART 1. NOMINATOR/AGENT INFORMATION

Name: Lynne J. Strobel, Agent for Federal Realty Investment Trust and Springfield Hotel Associates, LLC Daytime Phone: 703-528-4700  
Address: 2200 Clarendon Boulevard, 13th Floor  
Arlington, Virginia 22201

Nominator E-mail Address: lstrobel@arl.thelandlawyers.com

Signature of Nominator (NOTE: There can be only one nominator per nomination).  
Lynne J. Strobel

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter.)  
Donald C. Wood (See attached)

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.  
Donald C. Wood, President and CEO of Federal Realty Investment Trust

THIS BOX FOR STAFF USE ONLY

Date Received: 3/27/08Date Accepted: 4/3/08 SRA

Planning District: \_\_\_\_\_

Special Area: \_\_\_\_\_

## PART 2. GENERAL INFORMATION

Check appropriate supervisor district: ☒ Lee ☐ Mount Vernon

Total number of parcels nominated: 16

Total aggregate size of all nominated parcels (in acres and square feet): 26.6 acres 1,158,509 square feet

Is the nomination a Neighborhood Consolidation Proposal? ☐ Yes ☒ No

Are the parcels within the Approved Sewer Service Area? ☒ Yes ☐ No

**PART 3: PROPERTY INFORMATION** – Attach either the Property Information Table found at the end of this application form or a separate 8½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1 (above).

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

**PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS**

See Section IV of the Guide to the 2008 BRAC APR for instructions.

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web ([www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)) for your citation.

It is the most current version: \_\_\_\_\_  
Springfield Community Business Center - Land Unit A, Mixed-Use Development up to 1.1 FAR

b. CURRENT PLAN MAP DESIGNATION: Mixed-Use

c. CURRENT ZONING DESIGNATION: C-4, C-6, C-8, PDC

ADDITIONAL SIGNATURE PAGE – PART 1

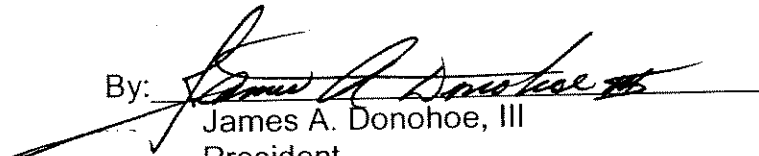
Springfield Hotel Associates, LLC

By: Allentowne Limited Partnership  
Sole Member

By: Springfield GP LLC  
General Partner

By: Donohoe Investment Management Company LLC  
Sole Member

By: TDC Real Estate Corp.  
Its Manager

By:   
James A. Donohoe, III  
President

d. PROPOSED COMPREHENSIVE PLAN DESIGNATION: (NOTE: The proposal you submit with your nomination is the proposal that is to be presented to the task force and will be the subject of their consideration and vote). Mixed-use development up to a 3.0 FAR with an option of a 4.0 FAR pursuant to adoption of appropriate zoning classification.

e. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?) A mixed-use town center development comprised of buildings up to 22 stories with height up to 270 feet. Structured parking and underground parking is proposed with some street parking. Residential units will be approximately 1,000 square feet.

f. NON-RESIDENTIAL: Check the appropriate use: ☐ Office ☐ Retail ☐ Govt/Institutional  
☐ Industrial ☐ Open Space  
☒ Mixed Use (specify uses in table)

g. TOTAL Floor Area Ratio (FAR) Proposed: Up to 4.0 TOTAL Gross Square Feet: Approx. 4,100,588 sq. ft.

Categories	Percent of Total FAR	Square feet
Office	57% (office) and 9% (hotel)	2,333,588 (office) 370,000 (hotel)
Retail	6%	225,000
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*	28%	1,172,000
<b>TOTAL</b>	<b>100%</b>	<b>4,100,588</b>

\*If residential is a component, provide the approximate number and size of each type of dwelling unit proposed in the chart below based on the approximate square footage.

h. RESIDENTIAL COMPONENT (Circle the appropriate density range proposed and complete the table to the right):

.1 - .2 du/ac (5-10 acre lots)      5 - 8 du/ac  
.2 - .5 du/ac (2-5 acre lots)      8 - 12 du/ac  
.5 - 1 du/ac (1 - 2 acre lots)      12 - 16 du/ac  
1 - 2 du/ac      16 - 20 du/ac  
2 - 3 du/ac      20+ (specify 10 unit density range)  
3 - 4 du/ac      40-50 du/ac  
4 - 5 du/ac

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached			
Townhouse			
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)	385	1,000	385,000
High-Rise Multifamily (9 + stories)	787	1,000	787,000
<b>TOTAL:</b>	<b>1,172</b>	<b>1,000</b>	<b>1,172,000</b>

**PART 5: MAP OF SUBJECT PROPERTY**

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches and clearly legible. Maps in color will not be accepted.

**PART 6: JUSTIFICATION**

Each nomination must conform to the Policy Plan and must be related to the changes anticipated due to BRAC. Provide a written justification that explains why your nomination should be considered BRAC-related, based on the questions below (two-page limit):

- a. Why should this proposal be considered BRAC-related?
- b. How would the proposed changes serve the new employees and residents of Fort Belvoir and the surrounding area?
- c. What needs created by the BRAC directives does this proposal fulfill?
- d. How could the proposed uses address the transportation networks impacted by the changes anticipated in the area?
- e. What adverse impacts might be created and how would they be off-set?
- f. What is your anticipated timeframe for development, if the proposed uses were to be approved?

***All completed nomination forms must be submitted between March 3 and March 28, 2008 to:***



Fairfax County Planning Commission Office  
Government Center Building, Suite 330  
12000 Government Center Parkway  
Fairfax, Virginia 22035-5505

### PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
80-4 ((1)) 4	Midtown Springfield LLC	6733 Commerce Street Springfield, Virginia 22150	8081 Wolftrap Road, Suite 300 Vienna, Virginia 22182	0.30	7007 3020 0000 6573 0277
80-4 ((1)) 4B	Nguyen & Associates LLP LLP	6333 Brandon Avenue Springfield, Virginia 22150	6333 Brandon Avenue Springfield, Virginia 22150	0.55	7007 3030 0000 6573 0260
80-4 ((1)) 4F	Federal Realty Investment Trust	N/A	1626 E. Jefferson Street Rockville, Maryland 20852	5.5	N/A, See Part 1
80-4 ((1)) 6	Federal Realty Investment Trust	6331 Backlick Road Springfield, Virginia 22150	1626 E. Jefferson Street Rockville, Maryland 20852	6.5	N/A, See Part 1
80-4 ((1)) 6A	Springfield Hotel Associates LLC	6401 Brandon Avenue Springfield, Virginia 22150	c/o The Donohoe Companies 2101 Wisconsin Avenue, N.W. Washington, D.C. 20001	3.1	N/A, See Part 1
80-4 ((1)) 7	Ester L. Coopersmith, TR Holladay Corporation	6411 Backlick Road Springfield, Virginia 22150	Gerry Franklin 3400 Idaho Ave., N.W. Suite 500 Washington, D.C. 20016	0.3	7007 3020 0000 6573 0253
80-4 ((1)) 7A	Federal Realty Investment Trust	6409 Backlick Road Springfield, Virginia 22150	1626 E. Jefferson Street Rockville, Maryland 20852	0.2	N/A, See Part 1

**PROPERTY INFORMATION TABLE**

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Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
80-4 ((1)) 8A	SY 6840 Franconia Road LLC	6840 Franconia Road Springfield, Virginia 22150	6353 B Rolling Road Springfield, Virginia 22152	0.45	7007 3020 0000 6573 0246
80-4 ((1)) 8B	William Pitt, TR Gun Mills Company	6413 Backlick Road Springfield, Virginia 22150	c/o Richard Ellis-Stout 185 Asylum Street	0.40	7007 3020 0000 6573 0239
80-4 ((1)) 9	Bentley Properties LLC	N/A	City Place I, 27th Flr. Hartford, CT 06103 3300 Norfolk Street Richmond, Virginia 23230	1.2	7007 3020 0000 6573 0284
80-4 ((1)) 9A	VEI Springfield LLC	6310 Backlick Road Springfield, Virginia 22150	1500 Serpentine Rd., Suite 100 Baltimore, Maryland 21209	1.2	7007 3020 0000 6573 0215
80-4 ((1)) 9B	Sunoco, Inc. Blois C. Trump Billie J. Trump	6400 Backlick Road Springfield, Virginia 22150 6410 Backlick Road Springfield, Virginia 22150	1735 Market Street, Suite LL Philadelphia, PA 19103 4021 Pine Brook Road Alexandria, Virginia 22310	1.0 0.51	7007 3020 0000 6573 0208 7007 3020 0000 6573 0192

**PROPERTY INFORMATION TABLE**

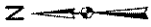
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Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
80-4 ((1)) 10	R I Heritage Inn of Springfield, VA, Inc.	6900 Old Keene Mill Road Springfield, Virginia 22150	c/o Tharaldson Development Company 1201 Page Drive Fargo, North Dakota 58103	1.3	7007 3020 0000 6573 0185
80-4 ((6)) 3	M R S Real Estate Investment Properties	6315 Backlick Road Springfield, Virginia 22150	6315 Backlick Road Springfield, Virginia 22150	1.3	7007 3020 0000 6573 0178
80-4 ((6)) 4C	Mary A. Nonnemacker Frances Logan Coulon	6801 Commerce Street Springfield, Virginia 22150	6801 Commerce Street c/o Safford Dodge/J. Gramm Springfield, Virginia 22150	3.0	7007 3020 0000 6573 0161



A. Public Works - Project Information

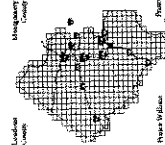


Scale: 1" = 100'  
1" = 100'  
1" = 100'

### GENERAL NOTES

1. The City of San Jose is a member of the Santa Clara County Regional Council of Governments (RCOG). The RCOG is a regional planning and development organization that provides a variety of services to its member cities, including planning, engineering, and environmental services.

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### ADMINISTRATIVE INDEX

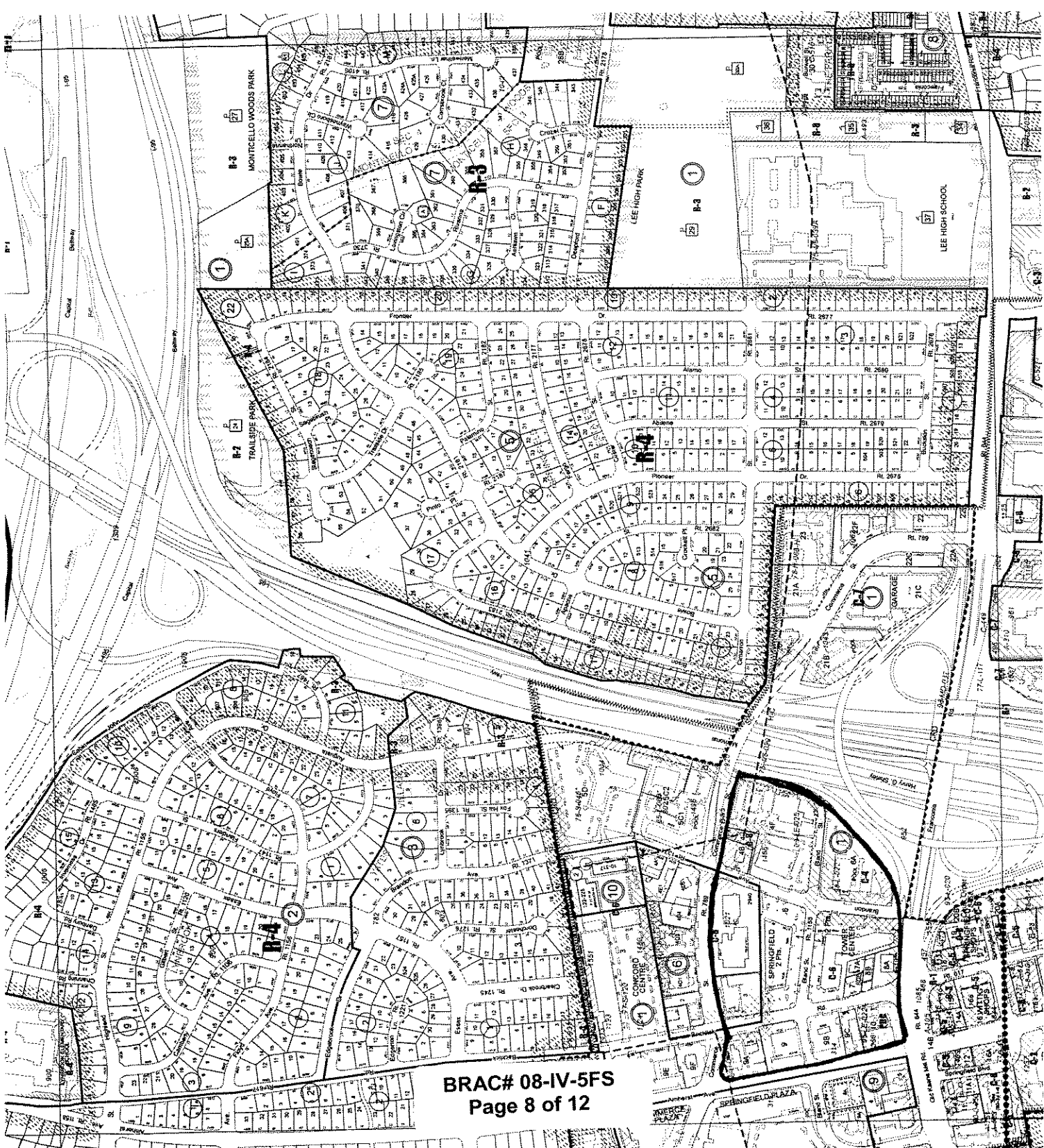
80-1 80-2 81-1
80-3 80-4 81-3
90-1 90-2 91-1

### PROPERTY MAP ZONING 80-4

Revised to 01-01-2008

Prepared by:  
City of San Jose, California  
Engineering Department  
12000 Community Center Drive, Suite 117  
San Jose, CA 95128  
Phone: (408) 287-1231  
Fax: (408) 287-1231

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**BRAC APR Nomination**

**Nominator:** Lynne J. Strobel, agent for Federal Realty Investment Trust and Springfield Hotel Associates, LLC

**Tax Map:** 80-4 ((1)) 4, 4B, 4F, 6, 6A, 7, 7A, 8A, 8B, 9, 9A, 9B, 9C, 10, 80-4 ((6)) 3 and 4C

**Part 6: Justification**

The nominated property is identified among the Fairfax County tax map records as 80-4 ((1)) 4, 4B, 4F, 6, 6A, 7, 7A, 8A, 8B, 9, 9A, 9B, 9C, 10, 80-4 ((6)) 3 and 4C (the "Subject Property") and is located in Area IV of the Fairfax County Comprehensive Plan (the "Plan"). More specifically, the Subject Property is part of the Franconia-Springfield Area. The Subject Property is comprised of approximately 26.6 acres and located in the northeast quadrant of the intersection of Amherst Avenue and Old Keene Mill Road, to the west of I-395/I-95, and to the south of Commerce Street. In the Franconia-Springfield Area, the Subject Property is included in the Springfield Community Business Center, within Land Unit A. This area is planned for mixed use development up to a 1.1 FAR. The Subject Property is zoned to the C-4, C-6, C-8, and PDC Districts and is developed with a variety of commercial uses. The proposed nomination would permit a mixed-use town center comprised of office, retail, residential, and hotel uses up to a 3.0 FAR with an option of a 4.0 FAR pursuant to adoption of an appropriate zoning classification.

The BRAC directives will result in the influx of 14,000 to 19,000 employees to Ft. Belvoir and the Engineer Proving Ground ("EPG"), combined with a significant increase in contractors in the surrounding areas. This drastic increase in the area's workforce population generates the need for supporting office, residential, hotel, and retail uses in areas convenient to Ft. Belvoir and EPG. Located in downtown Springfield, the Subject Property is situated north of Ft. Belvoir and EPG with convenient access to both sites. The Subject Property has direct access to Old Keene Mill Road and is located directly west of the recently completed I-95/I-395/I-495 interchange. Additionally, the Subject Property is in proximity to the Springfield Metro Station that provides access to both the Metro System and the Virginia Railway Express ("VRE"). Based on the Subject Property's access to existing transportation networks and to public transportation, traffic impacts will be minimal. Any increased traffic may be mitigated with transportation demand management ("TDM") strategies that may include carpooling, staggered work hours, and shuttle service to the Springfield Metro Station. Based on the proposed mixed-use town center, the uses will have different peak traffic hours which means that the center will not have a single peak traffic period that will overwhelm the existing road network. A mixed-use town center will also allow for a live, work, play environment so that office users, hotel patrons, and residents will eliminate vehicle trips due to the synergy of uses.

Commercial development on the Subject Property will be a catalyst in the revitalization of the Springfield Commercial Business Center. Long a focus of revitalization efforts, downtown Springfield is the location of several aging retail centers

and an increasing number of blighted, vacant properties. The Subject Property is developed with a wide variety of retail and commercial uses in need of redevelopment with a cohesive development design. Because the Subject Property is already significantly developed with buildings and large expanses of surface parking without existing mature vegetation, the proposed nomination will have limited visual or environmental effects on the surrounding area. In addition, the proximity of a major interstate highway ameliorates any concerns of visual impacts associated with multi-story buildings. The anticipated development pattern will include a tapering of building heights and intensity from the highway toward the residential neighborhoods to the north. A mixed-use town center will stimulate economic development and create a focal point in downtown Springfield. The proposed nomination will result in a vibrant synergy of uses and will provide a valuable mix of uses to complement the increased personnel at Ft. Belvoir, EPG, and the surrounding areas.

The development of the Subject Property will be market-driven. The existing retail and commercial uses will continue as viable uses in the short-term. Upon the demand for office, residential, retail, and hotel uses in the area, plans will be prepared for higher intensity development. The proposed town center will require a rezoning application, followed by site plan approval and a phased development schedule. The rezoning application may take up to a year to process and will be followed by site plans for various portions of development. Thus, the nominator anticipates that construction will begin on the first buildings no earlier than Fall, 2011.

In conclusion, the proposed mixed-use town center will provide office space for the influx of additional civilian employees and contractors associated with the BRAC process, housing with convenient access to Ft. Belvoir and EPG, hotel(s) to serve the increased visitors to the area, and retail uses to complement the office, residential, and hotel uses. Primary impacts will be traffic-related and will be accommodated as a result of the Subject Property's access to major road networks and possibly TDM strategies. The proposal will have no visual or environmental impacts as the property is already developed in an existing commercial corridor, and is in proximity to a major interstate highway. The proposed nomination will result in a focal point in the Springfield Community Business District that will revitalize an aging area and fulfill the development needs generated by the BRAC process.

{A0138064.DOC / 1 BRAC APR Justification 000901 000025}

## Cerdeira, Lilian

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**From:** Van Dam, Meghan  
**Sent:** Wednesday, April 23, 2008 12:48 PM  
**To:** Cerdeira, Lilian  
**Subject:** FW: BRAC APR Nomination: 26.6 acres in the Springfield CBC, Land Unit A

Clarification for 2008-012.

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**From:** Mariska, Sara [mailto:smariska@arl.thelandlawyers.com]  
**Sent:** Wednesday, April 23, 2008 11:21 AM  
**To:** Van Dam, Meghan  
**Cc:** Strobel, Lynne J.; Emily Groome; Buddy Woerner  
**Subject:** RE: BRAC APR Nomination: 26.6 acres in the Springfield CBC, Land Unit A

Meghan,

1. The following is the correct square footage and percentage breakdown to reflect a 4.0 FAR for the 26.6 acres included in the nomination:

Office (2,867,784 square feet) = 62%  
Hotel (370,000 square feet) = 8%  
Retail (225,000 square feet) = 5%  
Residential (1,172,000 square feet) = 25%

2. The 370,000 square feet of hotel use translates into approximately 519 hotel rooms.  
Please let me know if you have any other questions, or need any additional information.

Thanks,  
Sara

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**From:** Van Dam, Meghan [mailto:Meghan.VanDam@fairfaxcounty.gov]  
**Sent:** Friday, April 18, 2008 11:40 AM  
**To:** Strobel, Lynne J.  
**Subject:** BRAC APR Nomination: 26.6 acres in the Springfield CBC, Land Unit A

Lynne Strobel  
2200 Clarendon Blvd., 13th Floor  
Arlington, Va. 22201

BRAC APR Nomination: 26.6 acres in the Springfield CBC, Land Unit A

Dear Ms. Strobel:

The purpose of this e-mail (a copy of which will be retained for the record) is to formally advise you that the above referenced BRAC APR Nomination, assigned a temporary ID number of PC-2008-BRAC- 012 , has been received by the Department of Planning and Zoning. I have reviewed the nomination as to its compliance with the submission requirements as set forth in the *Guide to the 2008 BRAC Area Plans Review* and have the following concerns:

- In part 4g: Total Floor Area Ratio (FAR) Proposed, you have stated that the nomination proposes up to 4.0 FAR over 26.6 acres, which would result in 4,100,588 sq.ft. However, 4.0 FAR over 26.6 acres would result in up to 4,634,784 gross square feet. Please clarify the correct intensity/gross square feet and the land use allocation.
- In part 4g: Total Floor Area Ratio (FAR) Proposed, you have stated that the nomination proposes 370,000 square feet of hotel use. Please clarify how many hotel rooms this square feet will translate into.

**BRAC# 08-IV-5FS**

**Page 11 of 12**

4/25/2008

**This information should be provided to the Department of Planning and Zoning by May 2. Failure to do so will cause the nomination to be rejected.**

I am the Department of Planning and Zoning staff member assigned to review your nomination for technical compliance with the application. Please address your response or questions to me at [meghan.vandam@fairfaxcounty.gov](mailto:meghan.vandam@fairfaxcounty.gov).

Sincerely,

\*\*\*\*\*

*Meghan Van Dam, AICP  
Planning Division  
Fairfax County Department of Planning and Zoning  
12055 Government Center Parkway, Suite 730  
Fairfax, VA 22035  
(703) 324-1380 | office  
(703) 324-3056 | fax*

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This message contains information which may be confidential and privileged. Unless you are the addressee (or authorized to receive for the addressee), you may not use, copy or disclose to anyone the message or any information contained in the message. If you have received the message in error, please advise the sender by reply e-mail and delete all copies of the message. Thank you very much.